



High Peak Borough Council
working for our community

Dealt with by: Rachael Simpkin

Our Ref: DOC/2024/0022

Direct Dial: (01538) 395400 ext. 4122

1st March 2024

McDonald's Restaurants Ltd
c/o Sarah Carpenter
Planware Ltd
St Andrews Castle
33 St Andrews Street South
Bury St Edmunds
IP33 3PH

Dear Sarah,

**Discharge of condition 22 relating to planning permission ref. HPK/2022/0300 for
McDonalds hot food takeaway / restaurant with drive-thru facility
at former Aldi, Station Road, Buxton.**

I refer to correspondence in connection with conditions imposed on the above planning permission and for the purposes of this letter, please note my comments as follows:

Condition 22

No development hereby approved (including any site clearance / demolition) shall be commenced until a Construction and Environmental Management Plan for the development has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

- I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside of 07:30 to 18:00 hours Mondays to Fridays and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;*
- II. the method and duration of any pile driving operations (including expected starting date and completion date);*
- III. pile driving shall not take place outside of 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;*
- IV. the arrangements for prior notification to the occupiers of potentially affected properties;*
- V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;*
- VI. a scheme to minimise dust emissions arising from construction activities on the site, including details of all dust suppression and mitigation measures;*
- VII. a scheme for recycling / disposal of waste resulting from the construction works;*
- VIII. the parking of vehicles of site operatives and visitors;*
- IX. the loading and unloading of plant and materials;*



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X. the storage of plant and materials used in constructing the development;
XI. routes for construction traffic, including abnormal loads/ cranes etc;
XII. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
XIII. details of measures to protect the public footpaths and amenity of users of the public footpaths, together with pedestrian and cycle protection during the construction works;
XIV. temporary traffic restrictions, and,
XV. any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
All works shall be carried out in accordance with the approved Plan during the construction phase of the development.

Reason:- In the interests of both the amenity of local residents and highway safety and to comply with Policies S1, CF6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

CONDITION SATISFIED as follows:

- **DEMOLITION PLAN McDonald's, Station Road, Buxton (ST1706), Prepared for: McDonald's Restaurants Ltd Ref: 007_4210567_HG_DP_Issue 4 : 29 February 2024 received 1st March 2023**
- **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN, McDonald's Buxton (NB8990), Prepared for: McDonald's Restaurants Ltd Ref: 4210567/ZM/005, Issue 4: 29 February 2024 received 1st March 2023**
- **Email clarification: 01.03.24 regarding Point 3.5 of the above CEMP amended from: 'Local residents, if required, may be informed' 'will be informed'**

Should you wish to discuss these matters further, please do not hesitate to contact Rachael Simpkin (Senior Planning Officer) on the direct line above.

Yours sincerely,

Rachael Simpkin
Senior Planning Officer
(Majors and Commercial)